



City Manager's Office
(562) 220-2225

DIANE J. MARTINEZ
Mayor

TOM HANSEN
Vice Mayor

GENE DANIELS
Councilmember

DARYL HOFMEYER
Councilmember

PEGGY LEMONS
Councilmember

August 5, 2009

Ms. Lynn Jacobs, Director
Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

Dear Ms. Jacobs:

The City Council of the City of Paramount, at its August 4, 2009 meeting, received a report on the status of the City's General Plan. Pursuant to Government Code Section 65400, enclosed is a copy of City of Paramount's General Plan Annual Report covering the Fiscal Year 2008-2009 period.

If you have any questions, please contact John Carver, Assistant Community Development Director at (562) 220-2048.

CITY OF PARAMOUNT

Lana Chikami
City Clerk

Enclosure

CF 102

HOUSING POLICY
DEVELOPMENT, HCD

AUG 18 2009

H:\CITYMANAGER\LETTERS\MTG-FOL\GENERALPLAN.DOC; 7/28/2009 10:02 AM

27
28

29
30

31

CITY OF PARAMOUNT FY 2008-2009 GENERAL PLAN ANNUAL REPORT

Prepared by:
COMMUNITY DEVELOPMENT DEPARTMENT
August 4, 2009

Purpose of the Annual Report

Compliance with State law (Section 65400 of the California Government Code) requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives, by the first day of October 2009. The annual report will be provided to the Planning Commission, City Council, the State Office of Planning and Research, and the State Department of Housing and Community Development. The annual report provides a means to review the General Plan and determine if changes need to be made in the plan or its implementation. The annual report covers the Fiscal Year (FY) for the City of Paramount, from July 1, 2008 to June 30, 2009.

Purpose of the General Plan

The General Plan serves two primary functions. The Plan provides information and it states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). The General Plan is a public document and is available for all to read and use as needed. Copies are available for review at the City of Paramount Public Library and the Community Development Department.

The General Plan contains separate elements dealing with land use, economic development, housing, transportation/circulation, public facilities, health and safety, and resources. As an information document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. The General Plan provides the public with valuable information about the City and the direction that it seeks to move. In a community where change is accentuated by rapid growth, there is a need to look ahead and determine the effect of change on the physical, social, and economic structure of the community.

As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, the City Council and Planning Commission can take a series of small steps toward achieving the larger goals of the City. The development decisions of the City are focused through implementation programs contained in the General Plan.

General Plan Implementation

The General Plan holds a great deal of weight in the planning and development processes. Zoning and subdivisions are two of the primary implementation programs of the General Plan. State Law requires, and the California courts have ruled, that the

General Plan and zoning must be consistent with each other. Additionally, the State Subdivision Map Act requires decision-makers to make findings of consistency with the General Plan before approving any subdivision of land. The Capital Improvements program, Specific Plans, and Developer Fees are other ways used to carry out the General Plan. Primary responsibility for the General Plan falls to the Community Development Department.

Building and Safety Division

The Building and Safety Division is responsible for administration and enforcement of those state and local codes, ordinances, and regulations dealing with the construction, alteration, maintenance and use of privately-owned structures, appurtenances and land. These regulations include the building, mechanical, electrical and plumbing codes.

The Building and Safety Division provides a plan check service through an outside consultant, issues building permits and provides information to the public, contractors and architects on building related issues. In FY 2008-2009, building inspectors made 11,000 inspections, and issued 1,365 permits with a total valuation of \$29,500,000.

Planning Division

The Planning Division administers the City's current and long range planning programs, monitors all relevant County and State legislation, surveys current land use, and updates the City Zoning Code and General Plan. This Division provides staff support to the Paramount Redevelopment Agency, City Planning Commission, Development Review Board and the Economic Development Board.

In FY 2008-2009, the Planning Division reviewed more than 200 site plans and proposed developments to ensure compliance with zoning and design requirements. Additionally, three tentative tract maps and 15 conditional use permits were processed in FY 2008-2009.

The Planning Division also administers the Commercial Rehabilitation Program which provides rebates for local businesses, located on major boulevards, to make exterior improvements. The types of exterior improvements which are eligible under the program include: painting, screening, landscaping, business signs, and lighting. Thirteen rebate projects were completed in FY 2008-2009 at an expenditure of \$850,000. Planning also manages the Home Improvement Program which provides grants to low and moderate income families for home improvements. Twenty six rebate projects were completed in FY 2008-2009 at an expenditure of \$426,000. The Department also operates the Apartment Rehabilitation Program, whereby grants are offered to apartment building owners to conduct exterior improvements.

Other programs administered by the Community Development Department include the White Picket Fence Program, which provides grants to residential properties to replace dilapidated fencing with white picket fences, the Roof Replacement Program, which provides grants to low to moderate income home owners to replace old roofs, and the

Garage Door Replacement Program, which provides grants to low-to-moderate income home owners to replace old garage doors with decorative roll-up doors.

Status of the General Plan

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research.

Land Use Element

The goals of this element include improving the relationship between land and uses; improving the identity of the City through the creation of urban spaces and distinctive City entry points; improving the unity and identity of residential neighborhoods; and the preservation of a high quality of life. The following programs implemented these goals during the FY 2008-2009 period:

1. Home Improvement Program. The Home Improvement Program implemented the General Plan goal of protecting and improving existing residential neighborhoods by remodeling the exterior of homes owned by low-to-moderate income residents. The program functioned with an 80% or 90% financial contribution from the City for each project.
2. Apartment Rehabilitation Program. This program implemented the General Plan goal of protecting and improving existing multiple family residential developments through exterior remodeling. The program provides a grant in the amount of 75% for each project.
3. White Picket Fence Program. This program improved the unity and identity of residential neighborhoods by replacing dilapidated fences with white picket fences. This program functioned with a 75% financial contribution from the City for the cost of each picket fence project.
4. Garage Door Replacement Program. This program improved the unity and identity of residential neighborhoods by replacing garage doors with decorative roll-up doors. This program functioned with a 75% financial contribution from the City for the cost of each garage door.
5. Roof Replacement Program. This program improved the unity and identity of residential neighborhoods by replacing dilapidated roofs with new roofing material. The program provides a grant in the amount of 25% to 50%, depending on the type of roof material utilized.
6. Pocket Parks. Distinctive urban spaces have been created by landscaping privately held vacant parcels with funding from the City. The design of many of the pocket parks is reminiscent of the City's agricultural past, and include the installation of "three rail" fences, and cattle and horse art pieces.

7. Mobile Home Park Wall/Landscape Program. This program offered rebates to make improvements at mobile home parks through the construction of decorative perimeter walls and the installation of lush landscaping. The program provides a grant in the amount of 75% for each project.

FY 2009-2010 Programs:

1. General Plan Amendments and Zone Change Requests. Responding to applications to amend the land use and zoning maps, the City will process such requests through the Planning Commission and City Council as required by State law to bring the current zoning map into conformity with the Land Use Element of the General Plan.
2. Home Improvement, Roof Replacement, Garage Door Replacement and Picket Fence Programs. Continue to protect existing residential neighborhoods and improve the physical appearance of these neighborhoods through these programs.
3. Apartment Rehabilitation Program. Continue to protect existing multiple family residential developments and improve the physical appearance of these buildings through this program.
4. Pocket Parks. Continue to create unique open space areas through this program.
5. Low/Mod Income Housing. Continue to purchase residential parcels for eventual construction or rehabilitation of homes for low-to-moderate income families.
6. Mobile Home Park Wall/Landscape Program. Continue to make improvements at mobile home parks through the construction of decorative perimeter walls and the installation of lush landscaping.

Economic Development Element

The goals of this element include the use of design guidelines to improve the physical environment; the removal of blight; the improvement of the City's infrastructure; and the attraction of sales tax generating businesses. The following programs were implemented to meet the goals of this Element during the FY 2008-2009 period:

1. Commercial Rehabilitation Program. Thirteen rebate projects were completed in FY 2008-2009 at an expenditure of \$850,000. This program is an integral part of the City's aggressive efforts to eliminate blight, and to create an aesthetically attractive environment for the business community.
2. Design Review. The design review process ensured that the physical environment of the City is attractive to new businesses and residents.

3. Redevelopment Agency Funding of Public Projects: These projects included street slurry seal and sidewalk improvements at various locations throughout the City.

FY 2009-2010 Programs:

1. Commercial Rehabilitation Program. The City will continue to utilize the Commercial Rehabilitation Program to remodel the exterior of commercial and industrial parcels, thereby eliminating blight and increasing the economic viability of existing businesses.
2. Design Review. Continue to utilize design review to improve the physical environment of the City.
3. Business Attraction. Continue to attract new businesses into the community and improve retail shopping and restaurant options for residents of the City.
4. Water Systems. Upgrade water mains at various locations throughout the City, and construct a new water well.
5. Redevelopment Agency Funding of Public Projects. Public projects to be funded from the Redevelopment Agency will include sidewalk improvements and water main improvements.

Housing Element

The goal of the Housing Element is to identify local housing needs and to implement measures to meet those needs. Another goal of the Housing Element is to implement a community's share of the Regional Housing Needs Assessment (RHNA). In the State of California, each Association of Governments is required to generate housing needs numbers for their constituent jurisdictions. The Southern California Association of Governments (SCAG), which is the designated Association of Governments for southern California, has identified that the City of Paramount needs to produce 1,017 new housing units by June 30, 2014.

The Housing Element is currently being updated. To meet the goals of the Housing Element, the City will continue to implement its share of the RHNA number to meet the goal of 1,017 units. The City will also meet the needs of any special groups that are identified in the Housing Element Update.

During the FY 2008-2009 period, a number of housing projects, totaling 11 units, were constructed or begun, putting the City closer to meeting the RHNA allocation. Additionally, the City continued to support a thriving senior housing development. The City provided financial support for the senior housing development when it was constructed in the early 1980s, and we continue to maintain an active relationship with the project's owners and project managers to ensure that a high level of service and quality of life is provided to the residents.

Transportation Element

The goals of the Transportation Element are to facilitate traffic improvements to aid in the mitigation of congestion. During the FY 2008-2009 period the following programs implemented the goals of this Element:

1. Transit Taxes and CDBG Funds. The City facilitated traffic improvements through funding from Transit Taxes and Community Development Block Grants. Included among the projects begun and/or completed are street resurfacing at various points in the City, and the application of slurry seal emulsion at numerous locations.
2. Congestion Management Plan. The City implemented the provisions of the Transportation Demand Management (TDM) ordinance, where appropriate, to stay in compliance with the Congestion Management Plan adopted by the Metropolitan Transportation Authority.
3. Easy Rider Shuttle. The City continued to operate its very successful Easy Rider Shuttle bus, which has numerous stops throughout the City and continues to grow in popularity.

FY 2009-2010 Programs:

1. Transit Taxes and CDBG Funds. The City will continue to facilitate traffic improvements through funding from Transit Taxes and Community Development Block Grants. Upcoming projects will include street resurfacing, application of slurry seal emulsion, and alley improvements.
2. Congestion Management Plan. The City will continue to implement the provisions of the TDM ordinance to stay in compliance with the Congestion Management Plan.
3. Easy Rider Shuttle. The City will continue operation of the Easy Rider Shuttle bus.

Public Facilities Element

The goals of the Public Facilities Element include the examination of the needs for public facilities, which are comprised of water, sewage, waste management, schools, libraries and health care facilities. During the FY 2008-2009 period the following programs implemented these goals.

1. Schools. The City has an extremely good working relationship with the Paramount Unified School District, which has led to innovative programs such as the utilization of City parks for school playgrounds. Members of the City Council and School Board meet regularly to discuss issues that involve both the School District and the City. The City financially contributes and runs the Paramount Education Partnership, which is a partnership between the City, the Paramount

Unified School District, and the Gateway Cities Partnership, whose goal is to increase educational opportunities for the community.

2. Water Systems. To ensure that the needs of the community are met in the future, the City installed 10-inch water mains at various locations in the City.
3. Green Waste Recycling Program. The City continued to operate a Green Waste Recycling Program.

FY 2009-2010 Programs:

1. Schools. The City will continue its strong working relationship with the School District, and the Paramount Education Partnership.
2. Water Systems. Local water main improvements will be made at various locations throughout the City.
3. Green Waste Recycling Program. The City will continue the Green Waste Recycling Program.

Health and Safety Element

The goals of the Health and Safety Element are to prepare for natural disasters to minimize loss of life and damage to property; ensure the functioning of vital public services in a disaster; provide fire and police services; and preserve acceptable noise levels within the community. These goals were implemented through the following programs during the FY 2008-2009 period:

1. Disaster Preparedness. The City conducted employee disaster preparedness activities at various times.
2. Public Safety. The City utilized the Code Enforcement division to reduce fire hazards at blighted and dilapidated properties. The City also required all new development to comply with established fire safety standards, including sprinkler systems and smoke detectors, where appropriate.
3. Police Services. The City continued to provide a high level of police services through its contract with the Los Angeles County Sheriff's Department. The City continued to operate the Good Neighbor Program to train apartment owners how to keep their apartment complexes safe for their tenants and visitors.
4. Noise Component. The City actively enforced its Noise Ordinance and evaluated new businesses to ensure that excessive noise would not be generated.
5. Animal Control. The City continued to provide a high level of animal control services with a dedicated officer contracted through the South East Area Animal Control Authority (SEAACA).

FY 2009-2010 Programs:

1. Disaster Preparedness. The City will continue to train all employees in disaster response duties.
2. Public Safety. The City will continue Code Enforcement efforts to reduce fire hazards at blighted and dilapidated properties. The City will also continue to require all new development to comply with established fire safety standards, including sprinkler systems and smoke detectors, where appropriate.
3. Police Services. The City will continue its high level of police service in the community, and will continue to operate the Good Neighbor Program.
4. Noise Component. The City will continue to enforce its Noise Ordinance to ensure that sensitive receptors are not negatively affected by noise levels.
5. Animal Control. The City will continue to provide a high level of animal control services with a dedicated officer contracted through the South East Area Animal Control Authority (SEAACA).

Resources Element

The goals of the Resources Element include equal distribution of open space throughout the City; effective use of the open space that is available; and provision of recreation programs meeting the needs of all residents. These goals were implemented in the FY 2008-2009 period through the following programs:

1. Pocket Parks. Open space has been created throughout the City with the installation of "pocket" parks on privately held vacant parcels. In addition to eliminating blight, people living and working in areas around a "pocket" park are able to enjoy useable open space.
2. Parks and Recreation. The City made a variety of improvements at parks and public facilities, including an expansion of Dills Park.

FY 2009-2010 Programs:

1. Conservation. Efforts to conserve existing parks will include improvements such as rehabilitation of various park facilities.
2. Pocket Parks. The City will continue to pursue the creation of new Pocket Parks.